

**THE BOARD OF COUNTY COMMISSIONERS
DURHAM, NORTH CAROLINA**

Monday, January 6, 2025

9:00 A.M. Work Session

MINUTES

Place: Commissioners' Chambers, Second floor, Durham County Government
Administrative Complex, 200 E. Main Street, Durham, NC

Present: Chair Nida Allam, Vice-Chair Dr. Mike Lee, Commissioners Wendy Jacobs,
Michelle Burton, and Stephen Valentine

Presider: Chair Nida Allam

Zoom Hybrid
Participants: 20

Citizen Comments

The Board of County Commissioners provided a 30-minute comment period to allow Durham County citizens an opportunity to speak. Citizens were given the option to deliver their Citizen Comments in-person, virtually or via email to the Clerk no later than Sunday, January 5th at 12 noon.

The following citizens opposed the funding for the Durham County Sheriff's Training Facility and asked for the funds to be used for the HEART program, schools and affordable housing: *Nicholas Graber-Grace, Lorisa Seibel, Jennifer Carroll, Mike Sistam, Sandra Cijao, Brittany Price, Latisha Facyson, Robin Magee, Amanda Wallace, Razid Zaidi, Quinny Sanchez Lopez, Jackson Balling, Brandon Love, Rayna Rusenko, Nina Jeffries, Max Tinter, Sam Hoeffler, Leslie St Dre, Rev. Erik Johnson, Jonan Kadeus, Samuel Scarborough, Nhawndie Smith, Beth Brockman, Libby Johnson, Jamie Bishop, Damon Williams, Cathleen Beliveau, Chelsea Eaves and Adam Novak.*

The following citizens were in favor of funding the Durham County Sheriff's Training Facility: *Melissa Dowd, Kathy Osruskii, Herman Spurling and Jacqueline Wagstaff.*

The following comments were received from citizens by email:

1. Dear County Commissioner,
Please do not approve spending \$16 million on the Sheriff's Training Center before exercising your commitment to expanding the HEART Program throughout the county. It is past time for the Sheriff to cooperate with providing HEART services to county residents. Additionally, I urge you to engage the Sheriff in implementing the Durham County Safety and Wellness Task Force recommendations addressing jail conditions and the timely delivery of domestic violence protective orders. The Office of the Sheriff has been severely understaffed since 2020 and NO growth in applicants is predicted. Research and experience show that there are fewer applicants for law enforcement jobs and are not predicted to grow - regardless of pay or age of facilities. Do evidence-based, realistic staffing

expectations. I voted for you understanding that you supported expanding the HEART Program throughout Durham County. Please prioritize spending county bond funds on addressing the critical needs of county.

Brad Hightower
27701

2. Dear County Commissioner,

I'm writing to ask that you please NOT approve spending \$16 million on a Sheriff's Training Center. Instead I hope you expand the excellent, proven-effective HEART Program to the whole county. Also, please continue to talk with the Sheriff and hold him accountable — he should commit to timelier delivery of domestic violence protective orders. He should also implement the Durham County Safety & Wellness Task Force recommendations re: jail conditions. Our jail conditions are not good and far secretive. I voted for you because I thought you would expand the HEART Program throughout Durham County, and I thought you shared a vision of our County that does not harm its residents. Please prioritize the HEART program and other proven-effective, non-carceral ways of meeting Durham County residents' needs

Jen Wichman

3. Dear County Commissioners,

Please do not approve spending \$16 million on the Sheriff's Training Center before exercising your commitment to expanding the HEART Program throughout the county. It is past time for the Sheriff to cooperate with providing HEART services to county residents. Additionally, I urge you to engage the Sheriff in implementing the Durham County Safety and Wellness Task Force recommendations addressing jail conditions and the timely delivery of domestic violence protective orders. The Office of the Sheriff has been severely understaffed since 2020 and NO growth in applicants is predicted. Research and experience show that applicants for law enforcement jobs are fewer and are not predicted to grow - regardless of pay or age of facilities. Do evidence-based, realistic staffing expectations justify a \$16 million building? I voted for you understanding that you supported expanding the HEART Program throughout Durham County. Please prioritize spending county bond funds on addressing the critical needs of county residents currently before us.

Susan Gale PhD, CGP

27705

sussiego@me.com

4. Dear County Commissioners,

It is arrogant and unacceptable for the County Sheriff to ignore community calls to cooperate with providing HEART services to county residents. Sheriff Birkhead apparently needs to be prodded because he is also slow to implement the Durham County Safety and Wellness Task Force recommendations addressing jail conditions and the timely delivery of domestic violence protective orders. I urge you to delay approving spending \$16 million on the Sheriff's Training Center until after the Sheriff complies with community expectations regarding the Task Force recommendations & cooperation in expanding the HEART Program throughout the county. I voted for you understanding that you supported expanding the HEART Program throughout Durham County. Please prioritize spending county bond funds on addressing the critical needs of county residents currently before us.

A Durham resident

Gann Herman

27713

5. Dear County Commissioner,

I urge you not to allocate spending \$16 million on the Sheriff's Training Center before fulfilling your commitment to expand the HEART Program throughout the county. Additionally, I seek your support in engaging the Sheriff in implementing the Durham County Safety and Wellness Task Force recommendations addressing jail conditions and the timely delivery of domestic violence protective orders. Facilities are important, but people are more important. The staffing shortages are deep in the Sheriff's office and are not expected to increase, regardless of pay or age of the facilities. The HEART program, on the other hand, has a proven track record of supporting residents in Durham NOW. Please prioritize spending county bond funds on the HEART program that addresses the critical needs of county residents currently before us.

Maggie Chotas

6. Dear Commissioners Allam, Lee, Burton, Jacobs, and Valentine,

I hope you all had a nice holiday with your family and friends. I am writing to ask you to NOT approve spending \$16M on a new sheriff's training center. We have so many dire needs in this community, including homelessness,

gun violence prevention, and expansion of the HEART program to the county, to name just a few. This is not the time to be spending money on facilities. Thank you for your leadership in these difficult times.

Catherine Pleil

7. Dear Commissioners,

I am emailing to ask you to not support allocating funding for the new Sheriff Training Facility. With Trump coming into office, black and brown communities and especially immigrants will be under more threats of violence and discrimination. It is important that Durham invest in more community based support (ex: HEART program) and not in a facility that could increase violence towards our vulnerable community members. Please vote no on the new Sheriff training facility and instead allocate funding towards community safety mechanisms.

Carley Tucker

8. I am unable to attend the work session tomorrow, so I wanted to write to you all as your constituent to voice my **STRONG OPPOSITION** to funding this new facility. There is no compelling reason to continue to invest in the police or the prison industrial complex. It hasn't made anyone safer or better off in the long run. We need to be funding teachers and healthcare providers and mental health counselors and building publicly owned affordable housing - these are the things that actually keep us safe. Continuing to invest in system of harm, especially with the right wing take overs we are seeing, is only going to perpetuate the abuse and oppression that so many have already experience. Too many black and brown people, queer folk, migrants, and neurodivergent - just to name a few groups - have been and will be harmed if we continue to invest in this brutality. As someone who grew up in an abusive household where the cops were called MANY times, they did nothing to protect me or the other people in my family facing abuse. I know cops aren't here to save or protect us - they're not even required to by the Supreme Court! I'm urging you to reject this project and look to our community to find better ways to invest sixteen million!!!

Quade T Gallagher

9. Please register my comments for the board meeting on Monday The continued increase in crimes in Durham requires more well trained deputies and i support the proposed budget for the New sheriff's training facility. The lack of police protection in SE Durham requires more coverage by the sheriff's dept with well trained deputies.

John Orth

27703

10. Dear County Commissioners,

Please do not approve spending \$16 million on the Sheriff's Training Center before exercising your commitment to expanding the HEART Program throughout the county. It is past time for the Sheriff to cooperate with providing HEART services to county residents. Additionally, I urge you to engage the Sheriff in implementing the Durham County Safety and Wellness Task Force recommendations addressing jail conditions and the timely delivery of domestic violence protective orders. The Office of the Sheriff has been severely understaffed since 2020 and NO growth in applicants is predicted. Research and experience show that applicants for law enforcement jobs are fewer and are not predicted to grow - regardless of pay or age of facilities. Do evidence-based, realistic staffing expectations justify a \$16 million building? I voted for you understanding that you supported expanding the HEART Program throughout Durham County. Please prioritize spending county bond funds on addressing the critical needs of county residents currently before us.

Marcia

11. Dear Commissioners,

I am a Durham County resident, writing to urge you to reject allocating funds for the proposed Sheriff's Training Facility. This project has been moved forward without public input or oversight and puts millions of dollars towards the sheriff's department--a department that itself has little oversight. With the recent passage of HB 10, I am concerned that the further funding of the sheriff's department, specifically funding of a shooting range and training center, will endanger -- not protect -- those most vulnerable in Durham. As a county, we need to be investing in real paths to public safety--such as unarmed, trauma-informed response teams, addressing food and housing insecurity, and ensuring that all of our youth have safe rides to school and community spaces they can access and find safety in--not in further policing, violence, and incarceration.

Lucie Ciccone

12. Dear County Commissioner,

Please do not approve spending \$16 million on the Sheriff's Training Center before exercising your commitment to expanding the HEART Program throughout the county. It is past time for the Sheriff to cooperate with providing HEART services to county residents. Additionally, I urge you to engage the Sheriff in implementing the Durham County Safety and Wellness Task Force recommendations addressing jail conditions and the timely delivery of domestic violence protective orders. The Office of the Sheriff has been severely understaffed since 2020 and NO growth in applicants is predicted. Research and experience show that applicants for law enforcement jobs are fewer and are not predicted to grow - regardless of pay or age of facilities. Do evidence-based, realistic staffing expectations justify a \$16 million building? I voted for you understanding that you supported expanding the HEART Program throughout Durham County. Please prioritize spending county bond funds on addressing the critical needs of county residents currently before us.

Denise W Richardson

13. My name is Wiley Kornbluh and I am a resident of Durham reaching out to express that I could not be more strongly opposed to the building of the \$16 million policing facility in Durham. I am a public health professional, and we have seen again and again that policing is a public health problem, not a solution. Policing is inherently violent, and targets our most vulnerable communities—those that would most benefit from \$16 million toward affordable housing, education, environmental protection, and other basic living costs. Approving these funds is antithetical to public safety and health by INCREASING surveillance, violence, and incarceration while DECREASING funds available for actual health-promoting programming. What we need are more programs like HEART, not more police. Please reject the \$16 million sheriff's training facility in Durham.

Wiley Kornbluh

14. Dear County Commissioner,

Please do not approve spending \$16 million on the Sheriff's Training Center before exercising your commitment to expanding the HEART Program throughout the county. It is past time for the Sheriff to cooperate with providing HEART services to county residents. Additionally, I urge you to engage the Sheriff in implementing the Durham County Safety and Wellness Task Force recommendations addressing jail conditions and the timely delivery of domestic violence protective orders. Please prioritize spending county bond funds on addressing the critical needs of county residents currently before us.

Mary Grigsby

15. Since I didn't have time to say what I planned to say at today's work session I wanted to send you my comments. One reason I didn't read them as planned was that I wanted to respond so some things, like the absurd idea that we need to take on \$16 million of debt (that we will need to pay back) in order to do soundproofing and have bathrooms at the firing range. I also wanted to speak against the idea of centering deputy training around shooting at people, which is what this project does. Then I saw the presentation and wanted to appreciate each of you for raising up our community's concerns about oversight and accountability, solving persistent economic inequality, needing equal investment in care, needing to take seriously what HB10 and what Trump and the NC GA will force our deputies to do to immigrants, people with mental health crises ending up in jail instead of getting care (65% of people incarcerated in Durham), environmental problems with the plan, and especially the need for HEART expansion to the county and our schools. Thank you all for your effusive support for HEART, and also I think we need to all be clear that deputies showing up to every call destroys a lot of the good HEART could do. Please don't let the sheriff's office call this "support" for HEART, and please don't accept vague dismissals or promises to have future discussion in response to our extremely serious concerns. As a parent of an autistic teenager I am terrified to imagine police showing up to any crisis my daughter has. I have also lost a dear person because police showed up for their crisis instead of mental health experts. We desperately need something better, for all the types of crisis we are facing as a community. This bond would expand policing at a time when our community is crying out for alternatives. Please don't spend \$16 million of our money in the wrong direction.

Chelsea

Consent Agenda

The Board reviewed the following Consent Agenda items for the January 6, 2025, Regular Session meeting.

24-0754 Approve Contract with the City of Durham to accept Municipal Solid Waste and Yard Waste from Durham County at the City's Transfer Station in an Amount not to exceed \$236,000.

Motiryo Keambiroiro, Director of General Services answered questions pertaining to the process and fee structure of solid waste and yard waste between the City of Durham and Durham County.

24-0789 Authorize the County Manager to execute a contract with the team of Bordeaux Construction Company and Vistabution for Pre-Construction Services for the New Durham County EOC, Backup 911, & Sheriff's Backup Call Center, Project No. DC-158, in an amount not to exceed \$275,000.

Peri Manns, Deputy Director, Engineering and Environmental Services, answered questions concerning the location of the new 911 Call Center and cost breakdown between the City of Durham and Durham County.

24-0794 Approve Two Conservation Easement Projects - Wesley and Cristan Poole for 25 acres at 1800 and 1801 Tilley Farm Road, Rougemont and Billy and Toni Stevens for 40 acres at 3500 Bahama Road, Rougemont, using County Open Space funds for 25% of the total project costs.

Celest Burns, Open Space and Real Estate Manager, stated that the property would remain privately owned; however, the owners sold their development rights to ensure that the property remains permanently protected by open space.

24-0804 Approval of the 500 E. Main St. Affordable Housing Development Documents.

Peri Manns, Deputy Director, Engineering and Environmental Services, answered questions regarding the period of affordability and confirmed that the contract was structured in the same way as the contract for 300 E. Main St.

There were no questions regarding the items below:

24-0720 Approval to enter into a contract with BFPE International Inc., in the amount of \$137,825 for annual maintenance, servicing and repairs of County Life Safety Systems in our facilities. This contract will be funded from General Service annual operational budget. The County Manager also recommends the Board allow the County Manager to sign off on subsequent extensions, change orders, or amendments associated with this contract as necessary to continue services as required as long as funds are available.

24-0737 Approval of Contract Renewal with EmployBridge Holding Company (dba Westaff) in the amount of \$59,373.75 to extend Temporary Staff contract.

24-0766 Budget Ordinance Amendment No.25BCC057 to Recognized Additional State Fiscal Recovery Funds Allotment of \$11,331 to Durham County Library Appropriate Designee to Sign and Execute All Related Documents, Contracts, and Purchases for Authorized and Approved Uses Associated With the Grant Program Throughout the Grant's Period of Performance.

24-0768 BOCC Contract Approval with NWN Corporation in the Amount of \$719,856.22 for Server Room Upgrades at the Durham County Sheriff's Office.

24-0771 Sole Source Exemption Approval for Utilities Division Purchase of 75 HP Nord Motor for BNR Rotor from Veolia Water Technologies, Inc. (dba Kruger) in the amount of \$13,383.79.

24-0772 Approval of Carolina Management Team, LLC Contract Amendment for Painting and Coating Services for Utilities Division in the Amount of \$110,000 Bringing the Contract Amount from \$190,000 to \$300,000 and to Execute any other Related Contract Amendments not to exceed \$325,000.

24-0774 Approval of Capital Project Amendment No.25CPA030 and Budget Ordinance Amendment No.25BCC064 Reducing the Main Library Capital Project (6110DC094) Budget to \$0, Transferring \$105,768 in Combined PAYGO and 2016 GO Bond Funds to the Judicial Building Annex Renovation Capital Project (47302635DC141) to Cover the Final Change Orders and Increased Construction Administration Expenses for the Ground Water Intrusion Repairs Project, Amending the Contracts with Enterprises G and RND Architects, as well as Transferring \$6,474.52 in Unused Capital Project Funding to the Debt Service Fund for Future Use.

240-0776 Budget Ordinance Amendment No. 25BCC058 to Recognize Funds in the Amount of \$13,555 from the Division of Child and Family Well-Being, North Carolina Department of Health and Human Services Program.

24-0781 Approval of Re-Designating Capital the Project Current Amendment No.25CPA031 Fleet Maintenance Facility Capital Project (4730DC164) - Currently Named Seaton Road Maintenance Facility Capital Project - to the Ellis Road Fleet Maintenance Facility Capital Project; as well as Execution of a Contract for Architectural Design Services with HH Architecture for the Ellis Road Fleet Maintenance Facility Project.

24-0783 Receive Environmental Affairs Board 2024 Annual Report

24-0788 Approve the Execution of Pre-Construction Services Contract with Samet Corporation Project No. DC164 in an amount Not to Exceed \$99,824.00 for the Ellis Road Fleet Maintenance Services Facility.

24-0791 Approve Contract Award for RFQ #24-045 Miscellaneous Outfalls Improvements Project Inc., funded by SE051 Collection System Rehabilitation and Appropriating \$153,500.00 with Kimley-Horn and Associates, to Provide Phase 1 Professional Engineering Services in the Amount of \$153,500.00 and to Authorize the County Manager to Execute the Contract and Any Related Contract Amendments not to exceed \$168,500.00.

24-0792 Approval of Capital Project Amendment No.25CPA032 Increasing the Budget for Stanford L. Warren Library (6110DC097) to \$5,378,082, and Amendment No.25BCC065 Appropriating \$200,000 of Debt Service Fund Fund Balance, Transferring Those Funds to the PAYGO Fund to Pay for Construction Repairs and Interior Upgrades; as well as Executing a Construction Change Order in an Amount Not to Exceed \$285,000 with Muter

Construction for Unforeseen Conditions Related to the Interior Repairs and Upgrades at the Stanford L. Warren Library including Owner's Contingency for a Total Not-to-Exceed Contract Amount of \$4,425,324.

24-0796 Approve acquisition of 15.5 acres at 4350 Garrett Road as permanently protected open space within the New Hope Creek Corridor with a County Open Space cost of \$118,450 as part of a Total acquisition cost of \$301,953.

24-0797 Interlocal Cooperation Agreement for the Division of Sales Tax Between the County of Durham and the City of Durham July 1, 2025 to June 30, 2026.

24-0805 Budget Ordinance Amendment No.25BCC068 to Appropriate \$152,740 in General Fund fund balance to Urban Ministries of Durham to Cover Increased Security Expenses Bringing the Total Contract Amount to \$533,096.

24-0806 Award contract to Freese and Nichols (FNI) for Engineering Services for Triangle Wastewater Treatment Plant Expansion Study for the Utilities Division in the Amount of \$547,900.00 with a Not to Exceed Amount of \$650,000.00.

24-0807 Approve Capital Project Page 23 Amendment No.25CPA029 and Budget Ordinance Amendment No.25BCC061 Decreasing the Open Space & Farmland Preservation Capital Project (4730DC083) by \$184,750, Transferring those funds to the General Fund to Support the Purchase of the Clara Glenn Farm Conservation Easement.

24-0808 Budget Ordinance Amendment No. 25BCC063 to Recognize \$4,461 from the NC DPH Division of State of Child Fatality Prevention Section Branch for Child Fatality Case Reporting.

24-0809 Budget Ordinance \$110,737 in General Amendment No. 25BCC062 to Appropriate Fund fund balance to increase Durham County's Contract with Wellpath to Provide Comprehensive Medical Services for Inmates in the Durham County Detention Center and Residents of the Durham County Youth Home.

24-0811 Approve acceptance of Land donation and permanent protection of 8414 Meadow View Lane (20 acres - REID 200109) for open space and authorize the County Manager to execute any necessary documents related to the acceptance and protection of this open space land.

24-0813 Approval to Extend the Existing Interlocal Cooperation Agreement with of Durham to Contract for a Joint Crisis Communications Plan to January 1, 2026.

24-0814 Authorize the County Manager to sign and submit a Letter to the Friends of Geer Cemetery to use in their application for National Historic Marker signage at the Historic Geer Cemetery, and that will authorize the Friends of Geer Cemetery to cooperate with William G. Pomeroy Foundation to install the signage if the application and funding are approved.

24-0815 Budget Ordinance Amendment No.25BCC069 to Recognize \$2,493 in Travel Grant Funding Awarded by the State Library of North Carolina.

24-0816 Approval of Agreement with Alliance Health in the Amount of \$6,503,803, to Manage the Provision of High-quality, Cost-effective Mental Health, Developmental Disabilities, and Substance Use Services (MH/DD/SUS) to Residents of Durham County.

24-0645 Capital Project Amendment No.25CPA022 Appropriating \$16,555,735 of Limited Obligation Bond (LOBs) Funding to the Durham County Sheriff's Training Facility Capital Project (4310DC091); and Authorizing the Execution of the Construction Manager At-Risk Guaranteed Maximum Price Contract with CT Wilson Construction for the Construction of the Sheriff's Training Facility at a Total Amount Not-To-Exceed \$15,929,463 (Base Bid, Alternates, Plus Owner Contingency).

Discussion Items

24-0780 Update Presentation on the Sheriff's Training Facility Project (60min)

The Board received a presentation from staff on the Sheriff's Training Facility Project. The Durham County Sheriff's Office utilized an existing 90-acre outdoor training facility located along Electra Road in Durham. Site improvements were proposed to expand the facility to a comprehensive training and education center. This new 10,000-square-foot building would support the Durham County Sheriff's Office recruitment and training activities, a renovated firearms qualifications range, and a secure vehicle impound storage. The facility would provide environmental improvements and enhance current terms to reduce sound pollution in nearby properties.

The property has been a training location for the Durham County Sheriff's Office for nearly 40 years. In 2016, consideration occurred with expanding the project to enhance training operations. The 2019 Durham County Capital Improvement Plan included upgrades for enhanced training. The plan was vetted in 2022 with the community, and a Special Use Permit was granted for the project. On February 26, 2024, the Board approved a plat recombining multiple existing County-owned parcels of land adjacent to the Durham County Sheriff's Firing Range into a single parcel. In Fall 2024, a request for a proposal occurred for the project to identify a contractor to facilitate the project construction.

Peri Manns, Deputy Director, Engineering and Environmental Services, presented the Board with a project overview that included a new 10,000-square-foot building that would support the civil auction, range, and Durham County Sheriff Office (DCSO) recruitment and training activities. He also discussed a renovated firearms qualifications range, a tactical range, 500-yard rifle range and a secure vehicle impound storage.

David Labarre, Director of Planning and Development with the Durham County Sheriff Office, presented the key attributes of the Durham County Sheriff's Training Facility.

The Key Attributes included the following:

- Consolidation of classroom and range training
- DCSO will no longer need to lease and travel to an offsite facility for classroom training
- All Basic Law Enforcement Training (BLET) activities can be fulfilled on-site

- Improved operational efficiency
- Secure storage of impounded evidence and auction vehicles
- Modernization of existing range
- Perimeter fencing around the entire property
- Increased Officer Retention and Recruitment
- Restroom Facilities
- Utilization of photovoltaics for power on roof of the new building
- Bullet capture systems for lead reclamation and recycling
- Electrical vehicle charging stations

Discussions were held concerning the Holistic Empathetic Assistance Response Teams (HEART) expansion. Vice Chair Dr. Lee stated he did not see this as HEART expansion or a Training Facility, he considered it as both. He added, policing was not going away, and he believed that there should be a balance of training for the DCSO and care for citizens. The Board asked Sheriff Birkhead if he would be in support of the HEART expansion as a co-response. Sheriff Birkhead responded that he was in support of further discussions about the expansion of HEART.

The Board asked if there would be training implemented or created that would take place in the new facility related to HB10 legislation. Mr. Labarre stated that DCSO does not support HB10 and nothing about the facility would have anything to do with the HB10 legislation.

For the record, Commissioner Valentine stated he believed that law enforcement held a proper role and function in our community and for the record, he unequivocally supported the HEART program and in addition to expanding it Countywide. He continued to say that HEART would be an effective intervention for the Durham community.

Discussions were held concerning the environmental impact of the training center due to it previously being used as a land field. Joel Jones, Project Manager, stated soil testing on the site showed no danger to the environment and that construction included building a cap on the current land field so that all the structures would be built on virgin ground. He committed to coming back to the Board if there were any changes concerning environmental impact.

Discussions were also held concerning dashboards and what it would take for Durham County to implement and show results across our service areas like the City of Durham. This would result in more transparency for the community and show the investments that we have made. Manager Hager stated that we currently have a transparency portal on our landing page and departments were in the process of refining their measures.

Directive:

- **The Board requested disaggregated data about the types of calls received by the Office of the Sheriff 911 call center.**
- **Staff to come back March or April 2025 to the Board with information concerning the next steps for possible expansion of the HEART program to Durham County.**
- **Staff to provide the Board with a comprehensive list of Sheriff Deputy on-boarding trainings and post-academy trainings.**

- **Staff to provide the Board with data concerning vacancies and recruitment in the DCSO.**

25-0009 2025 General Reappraisal Update Presentation (6omin)

The Tax Administration Department provided an update on the 2025 General Reappraisal that was effective January 1, 2025. This presentation provided the Board and public with current market statistics, important upcoming dates and general information about the reappraisal process.

Keyar Doyle, Tax Administrator, shared an overview of the reappraisal process that included North Carolina General Statute (NCGS) 105-286 requiring all counties to conduct a reappraisal at least once every eight years and NCGS 105-287 prohibiting the changing of tax values in a non-revaluation year. He stated the goal of the process was to bring all property values to 100% of market value and to equalize the tax base; however, it was not intended to be a revenue generator for Durham County. Mr. Doyle also noted that the most recent reappraisals conducted in Durham County were 2019, 2016, and 2008; adding the reappraisal process started with a 1% random sample review submitted January 2023 to North Carolina Department of Revenue (NCDOR). He continued to inform the Board that the industry standard methods were developed for mass appraisal to produce property values that were reasonable and reliable. Assessed value divided by sale price was the formula for sales ratio and was the most common measure of how closely assessed values match up the current sale prices.

Starlin Beatty, Deputy Assessor, discussed the drastic increase in home sale prices since 2019. He stated that the January 2019 median sale price in Durham County was \$239,500; however, in October 2024 the median sale price in Durham County was \$419,500.

James Roberts, Commercial Supervisor, shared an overview of commercial property trends. He stated that office vacancy rates were high, and values had declined since 2021; adding the retail average sales price per square foot was roughly \$50 higher than 2019. Mr. Roberts stated multi-family vacancies were at a record high while rental rates were declining. The average sales price per unit were up roughly \$40,000 while industrial average sale price per square foot was \$50 higher than 2019.

Mr. Doyle shared a brief overview of State, and local programs to assist citizens with tax liability. He informed the Board that reappraisal and tax relief information was disbursed to the community via handouts, flyers, videos, brochures, inserts added to mailings of change of value notices and tax bills. This information was incorporated in all Community Outreach sessions and made available on the Tax Administration website.

Directive:

- **Staff to provide a map of Durham to show the increase in home cost broken down by neighborhoods.**
- **Staff to work with Department of Social Services to create a survey for recipients of the Low-Income Homeowner Relief Program.**

Adjournment

Commissioner Valentine moved, seconded by Commissioner Jacobs, to adjourn the Work Session meeting at 2:00 p.m.

The motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "G. N. Moreno", is written over a light gray rectangular background.

Georgina Nicole Moreno
Administrative Assistant